

**PROJECT DEVELOPMENT BOARD
REGULAR MEETING
MONDAY, AUGUST 20, 2007
6:00 P.M.**

AOC CONSTRUCTION FILE
COUNTY: LAUREL
FILE CODE: PDB1
SUBMITTED BY: MYK *JV*
DATE: 8/12/08

A Regular Meeting of the Project Development Board (PDB) for the Laurel County Judicial Center was held on August 20, 2007 in the Laurel County Courthouse, London, Kentucky. Present and presiding Lawrence Kuhl, Laurel County Judge Executive.

1. CALL TO ORDER

Judge Kuhl called the Regular Meeting of the Project Development Board to order.

2. ROLL CALL

Laurel County Project Development Board Secretary, Sandy Wallace, took roll as follows:

Garlan Vanhook, Project Manager-Present
Lawrence Kuhl, Chairman- Present
Roy Crawford-Present
Roderick Messer-Present
Roger Schott, Present
Warren Scoville, Absent
Tom Handy, Present

3. READING AND APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Roger Schott and seconded by Tom Handy to approve the minutes of the Regular Meeting on June 18, 2007 as received and reviewed. The vote was taken and carried as follows:

Yes carries unanimously.

4. CITIZEN COMMENTS

A. Marty Nemes – Kentucky League of Cities

Mr. Nemes, Kentucky League of Cities, presented a proposal to the Project Development Board in regard to a Kentucky Construction Insurance Program (KCIP), Owner Controlled Insurance Program (OCIP), a comprehensive insurance program designed exclusively for major construction projects that combines project owner, contractor and subcontractor insurance needs into one consolidated long-term policy.

After Mr. Nemes' presentation and further discussion the Project Development Board agreed that this was something they did not want to consider at this time.

5. OLD OR UNFINISHED BUSINESS

A. Update Justice Center

Codell Construction - Travis Curry

(1) Demolition

Mr. Curry stated that they were waiting on the soil samples to come back; there had been some odor but they didn't think the level of contamination was significant enough to cause problems. If we have to take the materials to the landfill, there would be an additional cost for disposal.

The tanks did have liquid in them. They drain over two thousand (2,000) gallons apiece from the tanks. The contractor hasn't come to ask for additional funds.

After the test comes back we will try dispose of everything and wrap everything up this week if not by next week

Tom Handy stated that it was his understanding that we purchased the property with a clean bill of health and that Joe Curry said that all of that would be covered, possibility through the Super Fund.

Travis Curry stated that if the contractor asks for more, he would present it to the Board and we will have to pay him and whatever arrangement was made with the previous owner you will have to fall back on that.

Tom Handy asked about the documentation that we need to go through along this process that would be required.

Travis Curry stated that they had followed all the EPA guidelines and they can verify that things were correctly done.

Judge Kuhl stated that he had been told that the tanks had been pumped out.

After further discussion, Travis Curry stated that the contractor would clean the site.

(2) Budget

Mr. Curry presented a letter to the Board stating the following:

August 20, 2007

Laurel County Courthouse
101 South Main Street
London, KY 40741

Attn: Honorable Lawrence Kuhl

Re: Laurel County Justice Center
London, Kentucky

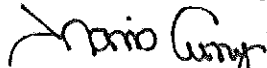
Dear Hon. Kuhl:

I am writing you this letter to advise you that I fully expect the Phase B cost estimate of \$208.93 per square foot to increase. I would anticipate the Phase C cost estimate to be around \$225.00 per square foot; based on recent Judicial Center bids. If you have any questions contact me directly.

Recent Judicial Center Bids:

	<u>Construction Cost</u>	<u>Square Footage</u>	<u>Cost/S.F.</u>
• Boyd County Justice Center	\$14,121,156.00	64,158	\$220.00
• Grant County Justice Center	\$13,211,283.00	50,400	\$262.00
• Taylor County Justice Center	\$11,167,276.00	53,013	\$223.00
• Trigg County Justice Center	\$ 9,693,282.00	39,591	\$245.00
• Washington Co. Justice Ctr.	\$ 9,210,237.00	39,675	\$232.00

Codell Construction Company,



Mr. Curry also discussed the similarities between the Jackson County Justice Center and Laurel County and they are expecting it to be \$230.00 per square foot. Tonight we need to acknowledge that there is an overage and how we are going to deal with it.

Garlan Vanhook – AOC

Garlan Vanhook stated that the market is the market and if we have designed within our square foot footprint, we are on the needs that were described for the project.

Roger Schott stated that we had already given up 5% of the square footage.

Mr. Vanhook stated that part of that 5% overage was to get the parking underneath and I think that is a viable part of the project. We have to just go forward expeditiously so that we can minimize the time it takes to hit the market and we've designed the building with all go stewardship and we have it get it to the market.

After further discussion, Mr. Vanhook stated that the Committee lets us go forward, provided that you are managing the budget and maintaining the current status of the budget. The primary goal is to get a bid out there that we can eventually take advantage of the value of our contingency money plus any value associated with the market on the bond money so that our mortgage payment will work at the end of the

day. It is a fruitless effort until we have a firm bid to go back and ask the Committee for anything.

Judge Kuhl stated that they are to get the information to the Construction Manager October 1st and the bids were to go out November 1st and have them back in on December 1st.

Travis Curry stated that in order to get the bid in before Christmas, we have got to have documents in our hand the last week of October. I have to have documents out on the street the first of November.

CMW, Inc. – Larry Greeshum

Mr. Greeshum stated that they were about 25% through the AOC documents. Steel prices are still going up and we are going to need to be more fugal in terms of how we design things.

After further discussion Tom Handy asked if there was anything the Board could do to help expedite your completion of plans so that they can hit the street by October 31st.

Mr. Greeshum stated that this is a pretty aggressive schedule.

The Board stated that they willing to meet whenever needed.

Garlan Vanhook stated that CMW, Inc. knows our budget. They certainly have a clear idea of stuff that we will or will not approve from the standpoint of meeting our standards. The quality expectations that we have, that is what their base is; to achieve our quality.

Motion to Approve Codell Construction Invoice

A motion was made by Tom Handy and seconded by Roger Schott to approve the pay request from Codell Construction contingent on AOC approval for \$12,621.12. The vote was taken and carried as follows:

Yes carries unanimously.

6. NEW BUSINESS

None

7. ANNOUNCEMENTS

Judge Kuhl stated that the next Regular Meeting will be September 17, 2007 at 6:00 p.m.

8. ADJOURNMENT

A motion was made by Roger Schott and seconded by Tom Handy that the meeting be adjourned. The vote was taken and carried as follows:

Yes carries unanimously.

Lawrence Kuhl, Chairman Project Development Board
Laurel County Judge/Executive

Sandra C. Wallace, Secretary Project Development Board